

ABSTRACT OF THE DISCLOSURE

Computerized systems and methods facilitate the flow of capital through the housing finance industry. An on-line mortgage loan application and qualification method includes receiving loan application data for a mortgage loan where the loan application data includes financial information concerning a borrower and specifies a loan principal. A plurality of approved mortgage products are identified based on the loan application data using an automated underwriting engine that generates underwriting recommendations based at least in part on preselected underwriting guidelines of a secondary mortgage market purchaser. The method also includes calculating a customized interest rate based on the financial information for each of the plurality of approved mortgage products and providing information regarding approval status and the customized interest rate for presentation to the borrower for each of the plurality of approved mortgage products for borrower comparison and selection of one of the plurality of approved mortgage products.